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Estate Agents and Property Consultants

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£250,000

Blackrod Close **UB3 4QL**

SPACIOUS 2 BED SPLIT LEVEL FLAT: Very conveniently located near Hayes & Harlington mainline station and London Heathrow Airport.

Offering real spacious accommodation this split level property is within easy walking distance of Hayes and Harlington station and hayes shopping facilities. The M4/M25 networks only a short drive away.

Features include a spacious lounge, fitted kitchen with some appliances and good size double bedrooms.

Other benefits include residents permit parking, double glazed windows and gas central heating.

Accommodation

2 Bedroom

Split Level Flat

Gas Central Heating / Double Glazing

Garage in Block

EPC Rating D / Leasehold

Third Floor

Lounge - *14' 5" x 14' 9" (4.4m x 4.5m)* Radiator and double glazed window.

Kitchen - *10' 5" x 8' 10" (3.2m x 2.7m)* Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, space for fridge/freezer, plumbing for washing machine, part tiled walls and splashbacks. Double glazed window.

Fourth Floor

Bedroom 1 - *8' 10" x 14' 9" (2.7m x 4.5m)* Radiator and double glazed window.

Bedroom 2 - *8' 6" x 14' 9" (2.6m x 4.5m)* Radiator and double glazed window.

Bathroom - Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.
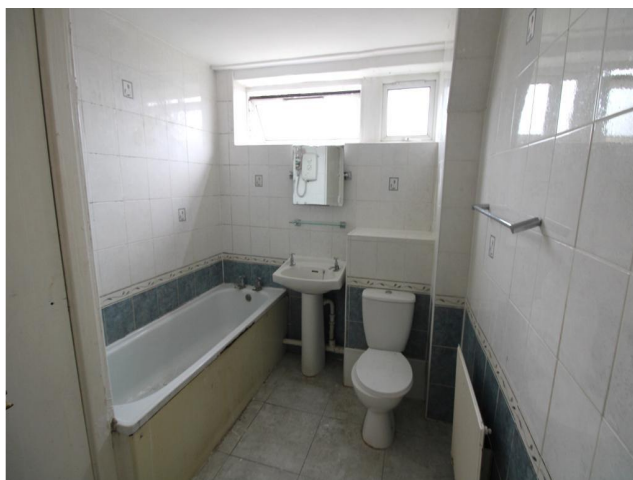
Exterior

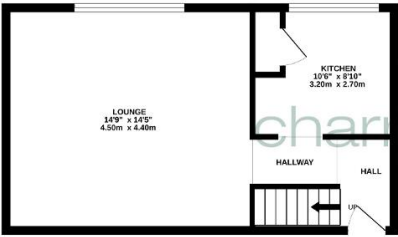**Tenure** - Leasehold: 128 Years solicitor will confirm exact term remaining.

Service Charge:£2,000 per annum (to be confirmed by Vendors solicitor)

Ground Rent: £0 (to be confirmed by Vendors solicitor)

Council tax band C

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THIRD FLOOR
382 sq.ft. (35.5 sq.m.) approx.

FOURTH FLOOR
382 sq.ft. (35.5 sq.m.) approx.

LOUNGE
14'9" x 14'5"
4.50m x 4.40m

KITCHEN
10'6" x 8'10"
3.20m x 2.70m

HALLWAY

HALL

UP

BATHROOM

BEDROOM 2
14'9" x 8'6"
4.50m x 2.60m

STORAGE

BEDROOM 1
14'9" x 8'10"
4.50m x 2.70m

HALLWAY

DOWN

TOTAL FLOOR AREA : 765 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		